

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 11/18/2016
Tentative No.: T- 23851
Received Date: 11/1/2016

FEES:
D.R.E.R. _____ \$2,500.00
Plus \$100.00 over 1 site _____ \$200.00
D.R.E.R. environmental _____ \$210.00
AMOUNT FOR TENTATIVES WITHIN MUNICIPALITIES \$2,910.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$174.60 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$3,084.60 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 55 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Tamiami Redevelopment

2. Owner's Name: Leon Tamiami Holdings LLC c/o Benjamin Leon Jr. Phone: 305-631-5933

Address: 8600 NW 41st Street City: Doral State: FL Zip Code: 33166

Owner's Email Address: _____

3. Surveyor's Name: CPH, Inc. -Thomas J. Galloway P.S.M. Phone: 407-322-6841

Address: 500 W. Fulton Street City: Sanford State: FL Zip Code: 32771

Surveyor's Email Address: tgalloway@cphcorp.com

4. Folio No(s): 30-5910-000-0153 / 30-5910-000-0152 / 30-5910-000-0153 / _____

5. Legal Description of Parent Tract: See attached survey

6. Street boundaries: NW Corner of SW 137th Avenue & SW 120th Street

7. Present Zoning: BU-1A Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

* Business(6,119 Sq. Ft.), Office(6,200 Sq. Ft.), Restaurant(903 Sq. Ft. & No. Seats 28), Other (_____ Sq. Ft. & No. of Units _____)

*The 903 sq ft is for outdoor seating with 28 seats. The interior of the building is used for retail purposes.

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

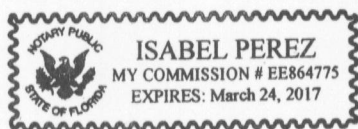
COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): Benjamin Leon, Jr., Owner

BEFORE ME, personally appeared Benjamin Leon Jr. this 28TH day of October, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known _____ or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 28TH day of October, 2016 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here): ISABEL PEREZ

MARCH 24, 2017.

(Commission Expires)

EE 864775

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23851-1-1 - NEW
NAME: TAMAMI RETAIL DEVELOPMENT
SEC. 10 TWP. 55 RGE. 39 / DIST. 11
ZONING: / UNINCORPORATED MIAMI-DADE COUNTY

Tentative Plat Information:

- PROPERTY IS ZONED BU-1A
- ACCORDING TO MIAMI-DADE COUNTY FLOOD CRITERIA RECORDED IN PLAT BOOK 120, PAGE 13, THE SUBJECT PROPERTY LIES BETWEEN THE 8.20' AND 8.25' CONTOUR LINES (NGVD '29).
- HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120635-0441-L REVISED DATE SEPTEMBER 11, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE AH, WHICH ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DEPICTED AS 9 FEET (NGVD '29). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.

- PROPOSED SUBDIVISION NAME: TAMAMI RETAIL
8. PROPOSING 8 PUMPS WITH 16 FUELING STATIONS

Tentative Plat Note:

PROPOSED DEVELOPMENT:
Wawa DEVELOPMENT--
6,119 +/- SQUARE FEET RETAIL STORE OF WHICH
903 +/- SQUARE FEET OF OUTDOOR SEATING WITH 28 SEATS
(THERE WILL BE NO INDOOR SEATING)
ALDI DEVELOPMENT--
18,098 +/- SQUARE FEET

AS DISCUSSED WITH COUNTY STAFF, THE SPECIFIC USE OF ANY FUTURE DEVELOPMENT IS UNKNOWN AT THE PRESENT TIME. HOWEVER, THE USE WILL BE CONSIDERED AN ALLOWABLE USE BASED ON THE ZONING CLASSIFICATION.

SCHEDULE B-SECTION II PER FIDELITY NATIONAL TITLE INSURANCE COMPANY

TITLE COMMITMENT ORDER NO. 5608926
EFFECTIVE DATE JANUARY 04, 2016 AT 11:00 P.M.

- COVENANT RECORDED IN THE OFFICIAL RECORDS BOOK 13685, PAGE 2954, AMENDED BY PARTIAL RELEASE OF COVENANT RECORDED IN OFFICIAL RECORDS BOOK 17214, PAGE 1671, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (BLANKET IN NATURE AFFECTS SUBJECT PARCEL)
- AGREEMENT FOR THE CONSTRUCTION OF WATER AND SANITARY SEWAGE FACILITIES AND FOR THE PROVISION OF WATER AND SEWAGE DISPOSAL SERVICES RECORDED IN OFFICIAL RECORDS BOOK 13685, PAGE 2957, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (BLANKET IN NATURE-AFFECTS SUBJECT PARCEL)
- DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 19024, PAGE 4284, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (BLANKET IN NATURE-AFFECTS SUBJECT PARCEL)
- EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 19024, PAGE 4293, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (BLANKET IN NATURE-AFFECTS SUBJECT PARCEL)
- RESOLUTION C24B11-39-99 RECORDED IN OFFICIAL RECORDS BOOK 19178, PAGE 1734, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (BLANKET IN NATURE-AFFECTS SUBJECT PARCEL)
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 1, 1999, IN OFFICIAL RECORDS BOOK 18842, PAGE 4294, AMENDED BY RELEASE RECORDED IN OFFICIAL RECORDS BOOK 21428, PAGE 1155, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (BLANKET IN NATURE-AFFECTS SUBJECT PARCEL)
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 22, 2007, IN OFFICIAL RECORDS BOOK 25875, PAGE 2680, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (BLANKET IN NATURE-AFFECTS SUBJECT PARCEL)

Abbreviation Legend:

(A)	- ACTUAL	MH	- MANHOLE
A/C	- AIR CONDITIONER	MHP	- MILES PER HOUR
ACSM	- AMERICAN CONGRESS ON SURVEYING & MAPPING	MPP	- METAL POWER POLE
ADA	- AMERICANS WITH DISABILITIES ACT	N/A	- NOT APPLICABLE
ALTA	- AMERICAN LAND TITLE ASSOCIATION	NAV	- NORTH AMERICAN VERTICAL DATUM
APPROX	- APPROXIMATE	NG	- NATURAL GROUND
AVE	- AIR RELEASE VALVE	NGS	- NATIONAL GEODETIC SURVEY
AVG	- AVERAGE	NOVD	- NATIONAL GEODETIC VERTICAL DATUM
(BB)	- BEARING BASIS	N & D	- NAIL AND DISK
BFP	- BACK FLOW PREVENTER	NO	- NUMBER
BLK	- BLOCK	NR	- NON-RADIAL
BLDG	- BUILDING	NSPS	- NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BLVD	- BOULEVARD	NT	- NON-TANGENT
BM	- BENCH MARK	NTS	- NOT TO SCALE
BOC	- BACK OF CURB	OD	- OUTSIDE DIAMETER
BOL	- BUILDING SETBACK LINE	OR	- OFFICIAL RECORDS
BWF	- BARBED WIRE FENCE	OUL	- OVERHEAD UTILITY LINES
C-X	- DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OTL	- OVERHEAD TRAFFIC LINES
(C)	- CALCULATED	(P)	- PLAT
CATV	- CABLE TELEVISION RISER	PLB	- PLAT BOOK
CB	- CHORD BEARING	PC	- POINT OF CURVATURE
CBS	- CONCRETE BLOCK STRUCTURE	PCC	- POINT OF COMPOUND CURVATURE
C.C.R.	- CERTIFIED CORNER RECORD	PCP	- PERMANENT CONTROL POINT
C&G	- CURB & GUTTER	PFF	- PROPOSED FINISHED FLOOR
C	- CATCH INLET	PG	- PAGE
C/L	- CENTERLINE	PGS	- PAGES
CLF	- CHAIN LINK FENCE	PI	- POINT OF INTERSECTION
CM	- CONCRETE MONUMENT	PIV	- POST INDICATOR VALVE
CON	- CORRUGATED METAL PIPE	PK	- PARKER KAYLON
CO	- CLEANOUT	POB	- POINT OF BEGINNING
CONC	- CONCRETE	POC	- POINT OF COMMENCEMENT
COR	- CORNER	POL	- POINT ON LINE
CRWP	- CORRUGATED PLASTIC PIPE	PP	- POWER POLE
CUE	- COUNTY UTILITY EASEMENT	PRC	- POINT OF REVERSE CURVATURE
CWS	- CROSSWALK SIGNAL	PRM	- PERMANENT REFERENCE MONUMENT
Δ	- DELTA	PSM	- PROFESSIONAL SURVEYOR & MAPPER
(D)	- DESCRIPTION	PT	- POINT OF TANGENCY
DB	- DEED BOOK	PVC	- POLYVINYL CHLORIDE PIPE
DBH	- DIAMETER AT BREAST HEIGHT IN INCHES	PWT	- PAVEMENT
DE	- DRAINAGE EASEMENT	R3E	- RANGE 39 EAST
DEPT	- DEPARTMENT	R	- RADIAL
DIP	- DITCH/IRON PIPE	RCP	- REINFORCED CONCRETE PIPE
DR	- DRIVE	REC	- RECOVERED
D/U	- DRAINAGE AND UTILITY EASEMENT	REV	- REVISION
(E)	- ENGINEERING PLAN	RP	- RADIUS POINT
EUB	- ELECTRIC JUNCTION BOX	R/W	- RIGHT-OF-WAY
EL	- UNDERGROUND ELECTRICAL LINES	RLS	- REGISTERED LAND SURVEYOR
ELEV	- ELEVATION	RP	- RADIUS POINT
ELLIP	- ELLIPTICAL	RWL	- UNDERGROUND RECLAIM WATER LINE
EOP	- EDGE OF INFORMATION	SE	- SPECIAL EASEMENT
EO	- EDGE OF PAVEMENT	SEC 10	- SECTION 10
FB	- FINISH FLOOR	SMH	- SANITARY SEWER MANHOLE
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	ST	- STATE PLANE
FF	- FINISH FLOOR	ST	- STREET
FGI	- FLAT GRATE INLET	STH	- STORM DRAINAGE MANHOLE
FGP	- FIBERGLASS LIGHT POLE	S/W	- SIDEWALK
FHYD	- FIRE HYDRANT	TB	- TANGENT BEARING
FM	- FORCE MAIN	TS55	- TOWNSHIP 55 SOUTH
FND	- FOUND	TELE	- TELEPHONE
FPAL	- FLORIDA POWER AND LIGHT	TELE	- TELEPHONE
FS	- FLORIDA STATUTES	TELE	- TELEPHONE
(G)	- GRID (STATE PLANE)	TELE	- TELEPHONE
GL	- UNDERGROUND GAS LINES	TELE	- TELEPHONE
GOV'T	- GOVERNMENT	TELE	- TELEPHONE
GPR	- GROUND PENETRATING RADAR	TELE	- TELEPHONE
GMH	- GREASE TRAP MANHOLE	TELE	- TELEPHONE
HOPE	- HIGH DENSITY POLYETHYLENE PIPE	TELE	- TELEPHONE
HOG	- HOG WIRE FENCE	TELE	- TELEPHONE
ID	- IDENTIFICATION	TELE	- TELEPHONE
ICV	- IRRIGATION CONTROL VALVE	TELE	- TELEPHONE
INFO	- INFORMATION	TELE	- TELEPHONE
INV	- INVERT	TELE	- TELEPHONE
IP&C	- IRON PIPE & CAP	TELE	- TELEPHONE
IR	- IRON ROD	TELE	- TELEPHONE
IR&C	- IRON REBAR & CAP	TELE	- TELEPHONE
IRR	- IRRIGATION	TELE	- TELEPHONE
IS	- ARC LENGTH	TELE	- TELEPHONE
LB#	- LICENSED BUSINESS NUMBER	TELE	- TELEPHONE
LP	- LIGHT POLE	TELE	- TELEPHONE
(M)	- MEASURED	TELE	- TELEPHONE
MB	- MAP BOOK	TELE	- TELEPHONE
MEX	- MAILBOX	TELE	- TELEPHONE
MES	- MITERED END SECTION	TELE	- TELEPHONE



Sign Legend:

(R1)	- ROW NUMBER SIGN
(B)	- BUS STOP SIGN
(DE)	- DEAD END SIGN
(DNE)	- DO NOT ENTER SIGN (R5-1)
(HC)	- HANDICAP SIGN
(HOC)	- DUAL HANDICAP SIGN
(KR)	- KEEP RIGHT SIGN
(LTO)	- LEFT TURN ONLY
(ME)	- MEDIAN SIGN
(ND)	- NO DUMPING SIGN
(NL)	- NO LEFT TURN SIGN (R3-2)
(NLI)	- NO LITTERING SIGN
(NO)	- NO OUTLET SIGN
(FL)	- NO PARKING FIRE LANE SIGN
(NOR)	- NO RIGHT TURN SIGN (R3-1)
(NTT)	- NO THRU TRAFFIC SIGN
(NOT)	- NO TRUCKS (R5-2)
(NP)	- NO PARKING SIGN
(1W)	- ONE WAY SIGN (R6-2)
(PE)	- PEDESTRIAN CROSSING SIGN
(RTO)	- RIGHT TURN ONLY
(SL)	- SPEED LIMIT SIGN
(ST)	- STOP SIGN (R1-1)
(SS)	- STREET SIGN
(TZ)	- TOW AWAY ZONE SIGN
(TE)	- TRUCK ENTRANCE SIGN
(WL)	- UNKNOWN SIGN
(U)	- UNKNOWN SIGN
(W)	- WEIGHT LIMIT SIGN
(WW)	- WRONG WAY SIGN
(Y)	- YIELD SIGN

Line Legend:

NOT TO SCALE	1 - 1 FOOT CONTOURS
5 - 5 FOOT CONTOURS	
ADJACENT PROPERTY LINES	
BROKEN LINE	
BURIED CABLE	
BURIED CABLE TELEVISION	
BURIED ELECTRIC	
BURIED FIBER OPTICS	
BURIED GAS	
BURIED RECLAIMED WATER LINE	
BURIED SANITARY LINES	
BURIED SANITARY SEWER FORCE MAIN LINE	
BURIED WATER LINES	
CENTER LINE R/W	
CHAIN LINK FENCE	
EASEMENT LINES (EXISTING)	
EASEMENT LINES (PROPOSED)	
EDGE OF WATER LINES	
EXISTING DRAINAGE PIPES (OUTFALL NOT LOCATED)	
FIRE WATER MAIN LINES	
HOT WATER SUPPLY LINES	
IRRIGATION LINES	
OVERHEAD TRAFFIC LINES	
OVERHEAD UTILITY LINES	
RAILROAD TRACKS	
RIGHT-OF-WAY LINES	
SECTION LINES	
STONE WALL LINES	
TOP OF BANK LINES	
TOE OF SLOPE LINES	
TREE LINES	
TRAVERSE LINES	
UNKNOWN BURIED LINES	
VINYL FENCE	
WOOD FENCE	
WETLAND LINE	

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

FOR
LEON TAMAMI HOLDINGS, LLC
AT
TAMAMI RETAIL
LYING IN
SECTION 10-TOWNSHIP 55 SOUTH-RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

Legal Description: (PER TITLE COMMITMENT ORDER NO. 5608926)

PARCEL 1:
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 86°34'39" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 687.96 FEET TO A POINT; THENCE RUN NORTH 02°24'00" WEST FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HERENAFTER DESCRIBED; THENCE CONTINUE NORTH 02°24'00" WEST FOR 357.28 FEET TO A POINT IN THE MOST SOUTHERLY LINE OF TRACT "A", OF CENTURY BREEZE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162 AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING THE SOUTH LINE OF THE PLAT OF CENTURY BREEZE; THENCE RUN NORTH 87°36'00" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 587.86 FEET TO A POINT ON A LINE THAT LIES 80.00 FEET WEST AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 02°24'00" EAST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 174.00 FEET TO A POINT; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 78.00 FEET TO A POINT; THENCE RUN NORTH 73°05'00" WEST FOR A DISTANCE OF 50.71 FEET TO A POINT; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE THAT LIES 271.86 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 78.00 FEET TO A POINT; THENCE RUN NORTH 73°05'00" WEST FOR A DISTANCE OF 50.71 FEET TO A POINT; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE THAT LIES 80.00 FEET WEST AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 02°24'00" EAST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HERENAFTER DESCRIBED; THENCE CONTINUE NORTH 02°24'00" WEST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, FOR 192.63 FEET TO A POINT; THENCE RUN NORTH 87°36'00" EAST FOR A DISTANCE OF 0.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 40.00 FEET AND CENTRAL ANGLE OF 88°54'39"; THENCE RUN NORTHEASTERLY FOR AN ARC DISTANCE OF 62.12 FEET TO A POINT OF TANGENCY WITH A LINE THAT LIES 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 02°24'00" WEST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 10.27 FEET TO A POINT; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 50.45 FEET TO A POINT; THENCE RUN SOUTH 03°25'21" EAST FOR A DISTANCE OF 55.45 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 86°34'39" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 271.90 FEET TO A POINT; THENCE RUN NORTH 02°24'00" WEST, ALONG A LINE THAT LIES 271.86 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, FOR A DISTANCE OF 35.01 FEET TO A POINT; THENCE RUN NORTH 86°34'39" EAST ALONG A LINE WHICH LIES 35.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 132.42 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HERENAFTER DESCRIBED; THENCE CONTINUE NORTH 02°24'00" WEST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, FOR 192.63 FEET TO A POINT; THENCE RUN NORTH 87°36'00" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT; THENCE RUN SOUTH 73°05'00" EAST FOR A DISTANCE OF 50.71 FEET TO A POINT; THENCE RUN NORTH 87°36'00" WEST FOR A DISTANCE OF 78.00 FEET TO A POINT ON A LINE THAT LIES 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE THAT LIES 271.86 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 78.00 FEET TO A POINT; THENCE RUN NORTH 73°05'00" WEST FOR A DISTANCE OF 50.71 FEET TO A POINT; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE THAT LIES 80.00 FEET WEST AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 02°24'00" EAST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 3:
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 86°34'39" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 271.90 FEET TO A POINT; THENCE RUN NORTH 02°24'00" WEST, ALONG A LINE THAT LIES 271.86 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, FOR A DISTANCE OF 35.01 FEET TO A POINT; THENCE RUN NORTH 86°34'39" EAST ALONG A LINE WHICH LIES 35.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 132.42 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HERENAFTER DESCRIBED; THENCE CONTINUE NORTH 02°24'00" WEST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, FOR 192.63 FEET TO A POINT; THENCE RUN NORTH 87°36'00" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT; THENCE RUN SOUTH 73°05'00" EAST FOR A DISTANCE OF 50.71 FEET TO A POINT; THENCE RUN NORTH 87°36'00" WEST FOR A DISTANCE OF 78.00 FEET TO A POINT ON A LINE THAT LIES 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE THAT LIES 271.86 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 78.00 FEET TO A POINT; THENCE RUN NORTH 73°05'00" WEST FOR A DISTANCE OF 50.71 FEET TO A POINT; THENCE RUN SOUTH 87°36'00" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE THAT LIES 80.00 FEET WEST AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 02°24'00" EAST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING.

Reference Material

- FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP FOR STATE ROAD NO. 625, SECTION 87133, DATED 4-15-13.
- CENTURY BREEZE, AS RECORDED IN PLAT BOOK 162, PAGES 74-1 THROUGH 74-3 AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Symbol Legend:

NOT TO SCALE	1 - PARKING SPACES (2)
2 - REVISION NUMBER (3)	
RECLAIMED WATER METER	
RECLAIMED WATER VALVE	
ROOF DRAIN	
SANITARY SEWER MANHOLE	
SANITARY SEWER VALVE	
SCHEDULE B ITEM NUMBER (8)	
GROUND LIGHT	
SECTION CORNER	
4" x 4" CM LB #7143	
SIGN	
SITE BENCH MARK	
STORM SEWER MANHOLE	
STRIPPING (DIRECTIONAL)	
TELEPHONE CABLE RISER	
TELEPHONE MANHOLE	
TELEPHONE JUNCTION BOX	
TEST HOLE	
TRAFFIC SIGNAL BOX	
TRAFFIC SIGNAL SUPPORT POLE	
WATER METER	
WATER SERVICE	
WATER SPIGOT	
WATER SPRINKLER	
WATER VALVE	
WELL	
WETLAND FLAG	
WOOD UTILITY POLE	
UNKNOWN MANHOLE	
CONCRETE LIGHT POLE (TRIPLE)	
CONCRETE LIGHT POLE (QUAD)	
CONCRETE LIGHT POLE (QUAD)	
UNKNOWN RISER	
VENT (AS NOTED)	
WIRE HEIGHTS (SEE CHART)	
CROSSWALK SIGNAL POLE	

NOTE:

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
TITLE BLOCK ABBREVIATIONS
Eng = ENGINEERING L.S. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch = ARCHITECTURAL
Landscape = LANDSCAPE NA = NOT APPLICABLE L.C. = LICENSED
No. = NUMBER P.O. = POST OFFICE & = COPYRIGHT



LOCATION MAP

SCALE 1" = 300'

Survey Notes:

- COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.048" WHICH MEETS THE ALLOWABLE CLOSURE OF 0.051". THIS FIELDWORK WAS PERFORMED USING A TOPCON HIPER V AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD '29) AND SAID ELEVATIONS ARE BASED ON VERTICAL CONTROL BENCHMARKS DOWN LOADED FROM MIAMI-DADE.GOV WHICH ARE AS FOLLOWS:
a) DESIGNATION # H-061-R.
ELEVATION = 9.95 FEET (NGVD '29)
b) DESIGNATION # P-614.
ELEVATION = 9.00 FEET (NGVD '29)
SITE BENCHMARKS ARE AS SHOWN ON SHEET 3 OF 3.
- THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
- THE LAST DAY FIELD WORK WAS PERFORMED WAS 06/07/16; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
- THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE TITLE COMMITMENT ORDER NO. 5608926, AND WAS PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF S.W. 120TH STREET AS BEING S 86°29'42" W.
- HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120635-0441-L REVISED DATE SEPTEMBER 11, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE AH, WHICH ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DEPICTED AS 9 FEET (NGVD '29), THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
- THE APPARENT USE OF THE LAND, AS CLASSIFIED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FS 472.027, ESTABLISHES THAT THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY MEET THE HORIZONTAL CONTROL ACCURACY OF 1"/10,000 FEET FOR A HIGH RISK SURVEY. THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURES WERE FOUND TO MEET THIS ACCURACY REQUIREMENT. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
- HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P30 AND TOPCON GPS HIPER V.
- UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE TITLE COMMITMENT ORDER NO. 5608926, EFFECTIVE DATE JANUARY 04, 2016 AT 11:00 P.M., AND WAS PROVIDED BY THE CLIENT.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
- FENCES EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
- VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
- STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE MIAMI-DADE COUNTY GPS CONTROL NETWORK AND ARE AS FOLLOWS:
a) DESIGNATION # DC26B, = N 473246.5437 FEET, E 849043.0165 FEET
b) DESIGNATION # DC24A, = N 483848.9614 FEET, E 845810.7608 FEET
- DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DELETED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
- THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINES/TYPE'S ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

Index of Sheets

1	ALTA/NSPS LAND TITLE SURVEY (COVER SHEET)
2	ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY)
3	ALTA/NSPS LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)

Surveyor's Certification:

Certified to: LEON TAMAMI HOLDINGS, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(b)(none provided), 7(a) 7(b)(1), 7(c) 8, 9(none), 11(a)(observed evidence only), 13-16 and 18(no visible delineation) of Table A thereto. The field work was completed on June 07, 2016.

I hereby certify that the attached "ALTA/NSPS Land Title Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on June 07, 2016. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

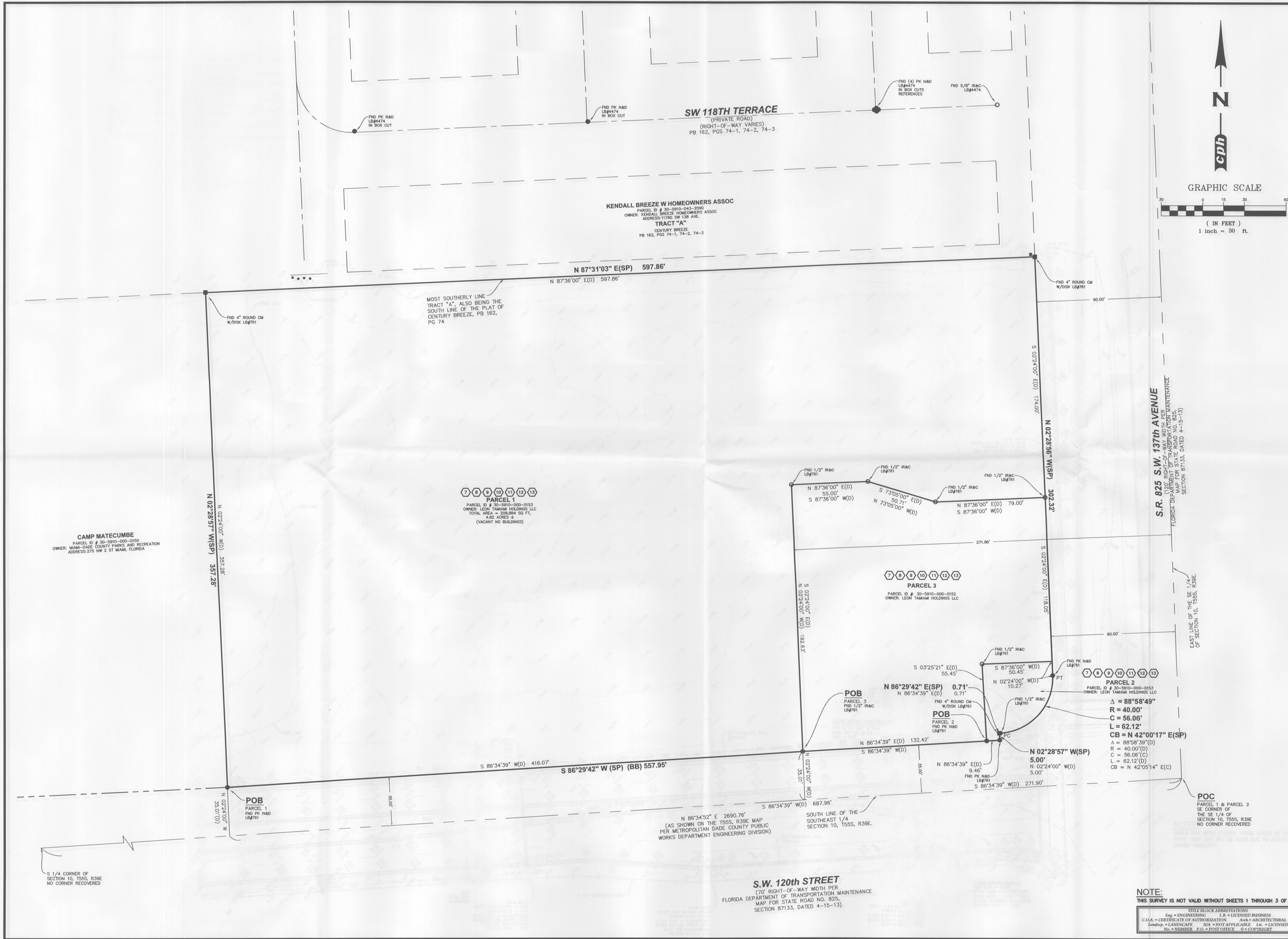
OCT 1 2016

For the Firm By:

Thomas J. Galloway, PSM
Professional Surveyor and Mapper
Florida Registration No. 6549

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Field Crew:	M.R.	Drawn by:	R.B./J.A.B.	Checked by:	R.L.R.	Approved by:	T.J.G.	Scale:	1"=30'	Date:	08/07/16	Job No.:	L14401	File:	L14401.dwg	Revision	No.	Date
Survey Prepared By: CPH, Inc. 500 West Fulton St. Sanford, FL 32771 Ph: 407.322.6841 License: Eng. C.O.A. No. 3216 Survey L.B. No. 7143 Arch. Lic. No. AA2600926 Landscape Lic. No. LC0000298																		

BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
LEON TAMIAMI HOLDINGS, LLC
TAMIAMI RETAIL
SECTION 10-TOWNSHIP 35 SOUTH-RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

Sheet No.
2
of 3

